

**Attachment No. 3
PROJECT SUMMARY**

APPLICATION TITLE & CASE NO:		
Conditional Use Permit and Categorical Exemption (P2025-0174-CUP-CE) to allow a new vehicle service facility within an existing 42,333 sq. ft. industrial building, including 67 surface parking spaces, associated façade improvements, exterior painting, and no changes to the building height or floor area. The project site has a General Plan Land Use designation of Mixed Use Corridor 2 and is located in the Mixed Use Corridor 2 (MU-2) Zoning District.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
10150-10200 Jefferson Boulevard (between College Blvd and Raintree Cir)		Silvertip Automotive Group Inc. (DBA Cadillac of Beverly Hills) 8767 Wilshire Boulevard, Suite 101 Beverly Hills, CA 90211
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Administrative Modification <input type="checkbox"/> Variance <input type="checkbox"/> Master Sign Program <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of Exemption <input type="checkbox"/> DOBI <input type="checkbox"/> Tentative Parcel Map <input type="checkbox"/> Tentative Tract Map <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Zoning Code Amendment - Text <input type="checkbox"/> Zoning Code Amendment -Map <input type="checkbox"/> General Plan Amendment - Text <input type="checkbox"/> General Plan Amendment - Map <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Specific Plan <input type="checkbox"/> Other:		
APPROVAL BODY: <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption (CEQA Section 15301, Class 1 – Existing Facilities) <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
CEQA Noticing	<input checked="" type="checkbox"/> Notice of Exemption (within 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (within 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (within 5 days of decision) <input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 09/02/2025	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input checked="" type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date: 09/03/2025	<input checked="" type="checkbox"/> Onsite (1 per frontage; 1 total) <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 09/02/2025	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input checked="" type="checkbox"/> Nextdoor	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: GovDelivery (Planning Commission and Public Notification)

PROJECT SUMMARY

GENERAL INFORMATION	
General Plan Mixed-Use Corridor 2	Zoning Mixed-Use Corridor 2 (MU-2)
Redevelopment Plan N/A	Overlay Zone/District N/A
Site Description Portion of Lots 3 and 5 of Tract No. 3343 in the City of Culver City, in the County of Los Angeles, State of California in Map Book 36, page 90 (Los Angeles County Assessor's Parcel Number 4296-001-002)	Existing Land Use Vacant industrial warehouse building with 42,333 sq. ft. and 76 surface parking spaces

ADJACENT ZONING AND LAND USES		
Location	Zoning	Land Use(s)
North	MU-2	One story premanufactured maintenance building for the Los Angeles Community College District, and a vacant property used to host temporary outdoor events
South	Planned Development (PD-2)	Residential townhomes and condos
East	MU-2	Vacant land, with six plugged oil wells
West	Mixed Use Industrial (MU-I)	One- and two-story industrial buildings and offices

PROJECT DATA				
Standard	Existing	Proposed	Required	
Lot Area	79,133 sq. ft. (1.82 ac.)	No change	N/A	
Building Size	42,333 sq. ft.	No change	N/A	
Vehicle Parking	76 stalls	67 stalls	0	
Bicycle Parking	2 short-term (SE corner of building)	2 short-term (existing) 4 long-term	Short-term: Minimum of 2 Long-term: 1/10,000 sq. ft. = 4	
Building Height*	20 ft. 3 in.	No change	56 feet (max.)	
Building Setbacks	Front	4 ft	No change	0 feet
	Rear (east)	53.4 ft	No change	10 feet for portions of building more than 20 feet in height
	Side (north)	42.9 ft	No change	N/A
	Side (south)	46.2 ft	No change	N/A

*Excludes allowable height projections

ESTIMATED DEVELOPMENT FEES	
<input type="checkbox"/> New Development Impact: N/A <input type="checkbox"/> Mobility: N/A <input type="checkbox"/> In Lieu Parkland: N/A	<input type="checkbox"/> Affordable Housing Impact: N/A <input checked="" type="checkbox"/> Art in Public Places (AIPP): TBD <i>(CCMC 15.06.125: AIPP fee equals 1% of applicable building permits, excluding land acquisition costs)</i>

Note: Additional fees may be assessed by other Divisions/Departments during the approval process.

INTERDEPARTMENTAL REVIEW
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal and provided responses. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.